

Section 10 – Urban Residential (UR2) Zone

10.1. Within an Urban Residential Two (UR2) Zone, no person shall use any land; erect alter, enlarge, use or maintain any building structure for any use other than as permitted in this section and also such use, building or structure shall be in accordance with the regulations contained or referred to in this section.

10.2. Permitted Uses

10.2.1. Residential Uses:

- a) Single detached dwelling
- b) Rear access single detached dwelling
- c) Semi-detached dwelling
- d) Street, block, bungalow, stacked and rear access townhouse dwelling
- e) Detached accessory structure

10.2.2. Non-Residential Uses:

- a) School, in accordance with the provisions of the Institutional (I) Zone.

10.3. Zone Provisions

10.3.1. All permitted uses within the Urban Residential Two (UR2) Zone shall be serviced by full water and wastewater services.

10.3.2. No person shall within the Urban Residential Two (UR2) Zone use any lot, erect or use any building or structure for any purpose except in accordance with the Midhurst Residential Zoning Performance Table, as applicable.

Midhurst Residential Zoning Performance Table for Urban Residential (UR 2) Zone

UR2 Provisions ^{F,M}	Single Detached Dwelling	Rear Access Single Detached Dwelling	Semi-Detached Dwelling	Street Townhouse Dwelling	Rear Access Townhouse Dwelling	Block / Bungalow Townhouse Dwelling	Stacked Townhouse Dwelling	Duplex, Triplex, Fourplex, Sixplex Dwelling ^K
Lot Frontage (minimum)	9.75 m	9.75 m	15.20 m	5.90 m	4.5 m	12.2 m	6.0 m	15.20 m
Lot Area (minimum)	290 m ²	290 m ²	452 m ²	176 m ²	134 m ²	363 m ²	179 m ²	452 m ²
Landscaped Open Space % Area (minimum)	--	--	--	--	--	--	--	35% ^G
Landscaped Open Space % Lot Frontage (min.)	40%	40%	40%	40%	40%	40%	40%	40%
Front Yard – Building (minimum) ^O	4.5 m	3.0 m	4.5 m	4.5 m	3.0 m	4.5 m	4.5 m	4.5 m
Front Yard – Garage (minimum) ^O	6.0 m	6.0 m	6.0 m	6.0 m	6.0 m	6.0 m	6.0 m	6.0 m
Interior Side Yard - Building (minimum) ^{A,P}	1.2 m	1.2 m	1.2 m	1.2 m	1.2 m	1.2 m	1.2 m	1.2 m
Interior Side Yard - Garage (minimum) ^{A,P}	1.2 m	1.2 m	1.2 m	1.2 m	1.2 m	1.2 m	1.2 m	1.2 m
Exterior Side Yard (minimum) ^{B,O}	3.0 m	3.0 m	3.0 m	3.0 m	3.0 m	3.0 m	3.0 m	3.0 m
Rear Yard - Building (minimum) ^S	6.5 m	6.5 m ^D	6.5 m	6.5 m	6.5 m ^D	6.5 m	6.5 m	6.5 m
Rear Yard – Garage (minimum) ^C	0.6 m	0.6 m ^D	0.6 m	--	0.6 m ^D	N/A	--	0.6 m
Lot Coverage (maximum)	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Height (maximum)	11.5 m	11.5 m	11.5 m	11.5 m	11.5 m	11.5 m	11.5 m	11.5 m
Dwelling Unit Floor Area (minimum)	--	--	--	--	--	--	--	--
Gross Floor Area (maximum)	--	--	--	--	--	--	--	--
Parking Spaces, including garage (min.) ^Q	2	2	2	2	2	1.5 / unit	1.5 / unit	1.5 / unit
Garage Width % of Lot Frontage (maximum) ^{L,N}	50%	50%	50%					Refer to Section 3.4

Midhurst Residential Zoning Performance Table for Urban Residential (UR2) Zone

Notes:

- a) For single detached units, the minimum interior side yard may be reduced to 0.6m for the garage.
- b) Where face of garage door faces flankage (exterior side yard) the face of the garage is to be 6 metres from street line.
- c) Where an accessory garage is located in a rear yard, no dwelling unit on the same lot shall be located within 6 m of the accessory garage. If the accessory garage is attached to the residence, the setback shall be 0 m.
- d) From a laneway.
- e) For the first 5 dwelling units, plus 100 square metres for each additional unit.
- f) Maximum number of detached accessory structures is two (2) per lot with a combined GFA of 65 square metres for single detached, semi-detached, duplex and townhouse dwellings; 86 square metres for triplex and fourplex dwellings; and 125 square metres for sixplex dwellings. And accessory structure shall not include a detached garage.
- g) May include a play area or other compatible recreational use
- h) The minimum interior side yard shall be 2 metres if the abutting end wall contains no habitable room windows and provided the interior lot line does not abut a (UR1) or (UR2) Zone
- i) Plus 13 square metres for each additional bedroom
- j) Additional policies regarding Courts, Privacy Yards, Accessory Buildings and Plan / Recreational Areas from Residential R3 Zone apply
- k) The front yard for multiplex dwellings is the yard that abuts a public street, but does not include a laneway
- l) The minimum parking space dimensions shall be 3 metres in width and 6 metres in length for a single car garage and 5.5 metres in width by 6 metres in length for a two car garage. Encroachments are permitted.
- m) On a corner lot, sight triangles shall have minimum size of 3 metres x 3 metres. Within these triangular spaces, no hedge, shrub, tree, fence, sign or other such structures shall be planted, maintained or erected. Where a site triangle exists, yards shall be measured from the point of the intersection from the extension of the lot lines.
- n) Garage width to be measured from two opposite edges of the garage door.
- o) A 0.75 metres encroachment for stairs is permitted into the front, rear and exterior side yard.
- p) Where two townhouse units (all types) share a common vertical wall then there shall be a 0 metres interior side yard setback.
- q) For the purpose of calculating the number of required parking spaces, the parking area shall be measured from the curb on lots with a single car garage and no sidewalk.
- r) In mixed use buildings, the ground level floor shall be devoted entirely to non-residential uses.

- s) In (UR1) and (UR2) Zones where the rear lot line abuts a hedgerow or park, the minimum rear yard setback for the building shall be 3.0 metres

10.4 Zone Exceptions

10.4.1 UR2-1

By-law 5000-338 – ZB-2021-008 – Carson Neighbourhoods

Notwithstanding anything else in this bylaw, an encroachment of 1.5 metres is permitted into the exterior side yard for porches and stairs. All other provisions of Section 10 continue to apply.

10.4.2 UR2-2, W1/2 Lot 15, Con 6; Pts 2, 3 & 4 51R-42992, Vespra

Roll No. 4341 010 003 31256

By-law 5000-350 – ZB-2021-012 – 2793690 Ontario Ltd. (Thompson Lands)

Notwithstanding anything else in this bylaw, an encroachment of 1.5 metres is permitted into the exterior side yard for porches and stairs. All other provisions of Section 10 continue to apply.

In order to ensure the municipality is satisfied that proposed future lots can be adequately serviced and phasing policies of the Midhurst Secondary Plan are met, a Holding (H) provision has been applied pursuant to Section 36 of the Planning Act, R.S.O 1990, c.P.13, as amended. The Holding (H) provision shall be lifted upon completion of the following to the satisfaction of the Township:

1. Execution of the subdivision agreement, and
2. Confirmation that all detailed design, servicing and phasing requirements of the Township have been satisfied.